

018.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,501,500 / 1,501,500

USE VALUE:

1,501,500 / 1,501,500

ASSESSED:

1,501,500 / 1,501,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
2		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLUPONA JACOB KAHINDE &
Owner 2:	MODUPE JOSEPHINE
Owner 3:	

Street 1: 2 COLONIAL DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GK DEVELOPMENT CORPORATION -

Owner 2: -

Street 1: 29 NORTH MAIN ST

Twn/City: SHERBORN

St/Prov: MA Cntry:

Postal: 01770

NARRATIVE DESCRIPTION

This parcel contains 10,490 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Clapboard Exterior and 4354 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10490		Sq. Ft.	Site		0	85.	0.70	2									624,494			G7	1.	624,500		

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct			
101	10490.000	877,000				624,500	1,501,500									273927			
Total Card	0.241	877,000				624,500	1,501,500			Entered Lot Size						GIS Ref			
Total Parcel	0.241	877,000				624,500	1,501,500			Total Land:						GIS Ref			
Source:	Market Adj Cost					Total Value per SQ unit /Card:	344.86			Land Unit Type:						Insp Date			

10/21/17

!15302!

USER DEFINED

Prior Id # 1:	12435
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:02:31
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GK DEVELOPMENT	1323-24		7/11/2006		1,001,988	No	No		
ROMAN CATHOLIC	1306-25		8/10/2005	Portion-Asst	1,800,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
6/6/2006	437	Add Bath	20,000	C		G9	GR FY09	FIN STORAGE AREA &	10/21/2017	Inspected	HS	Hanne S							
12/14/2005	1144.	New Buil	200,000	C	3/29/2006	G7	GR FY07	2&3/4 STY SF COLON	10/12/2017	MEAS&NOTICE	BS	Barbara S							
									2/11/2009	Meas/Inspect	189	PATRIOT							
									11/14/2006	MLS	MM	Mary M							
									7/17/2006	Permit Visit	BR	B Rossignol							
									5/4/2006	Inspected	BR	B Rossignol							

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH															
Type:	6 - Colonial						Full Bath: 2		Rating: Very Good						SINKS IN BSMT.																		
Sty Ht:	2H - 2 & 1/2 Sty						A Bath: 1		Rating:																								
(Liv) Units:	1		Total: 1				3/4 Bath: 1		Rating: Very Good																								
Foundation:	1 - Concrete						A 3QBth:		Rating:																								
Frame:	1 - Wood						1/2 Bath: 1		Rating: Very Good																								
Prime Wall:	2 - Clapboard						A HBth:		Rating:																								
Sec Wall:			%				OthrFix: 2		Rating: Good																								
Roof Struct:	1 - Gable						OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl						Kits: 1		Rating: Very Good				1st Res Grid Desc: Line 1 # Units: 1																				
Color:	GRAY						A Kits: 1		Rating:																								
View / Desir:							Frpl: 1		Rating: Very Good																								
GENERAL INFORMATION												WSFlue: 1		Rating:																			
Grade: B - Good																																	
Year Blt: 2006		Eff Yr Blt:																															
Alt LUC:		Alt %:																															
Jurisdct: G19		Fact: .																															
Const Mod:																																	
Lump Sum Adj:																																	
INTERIOR INFORMATION												DEPRECIATION						REMODELING						RES BREAKDOWN									
Avg Ht/FL:		STD				Phys Cond: VG - Very Good 1.2 %												Exterior:		No Unit RMS BRS FL													
Prim Int Wall:		1 - Drywall																Interior:		1 7 4 3													
Sec Int Wall:				%														Additions:															
Partition:		T - Typical																Kitchen:															
Prim Floors:		3 - Hardwood																Baths:															
Sec Floors:		4 - Carpet		50 %														Plumbing:															
Bsmnt Flr:		12 - Concrete																Electric:															
Subfloor:																		Heating:															
Bsmnt Gar:		2																General:		Totals													
Electric:		3 - Typical																		1 7 4													
Insulation:		3 - Typical																															
Int vs Ext:		S																															
Heat Fuel:		2 - Gas																															
Heat Type:		15 - H.V.A.C																															
# Heat Sys:	2																																
% Heated:	100		% AC: 100																														
Solar HW:	NO		Central Vac: Yes																														
% Com Wall			% Sprinkled:																														
MOBILE HOME												Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS												PARCEL ID 018-0-0001-0002.0						IMAGE						AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
More: N												Total Yard Items:				Total Special Features:				Total:													